



Trivett Hicks



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



22 The Claytons, Bridstow, Ross-On-Wye, HR9 6QD

£345,000



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A traditional semi-detached family home peacefully situated, in a cul-de-sac location, approximately 2 miles north of the market town of Ross on Wye. The property enjoys an open aspect to the front and rear with far reaching views towards St Marys Church in the distance. The accommodation comprises, entrance porch, entrance hall, living room, dining room/study, modern fitted kitchen, three bedrooms and a family bathroom, the whole benefitting from double glazed windows and oil fired heating. Outside there are good size gardens to the front and rear where there is also a large terrace and gazebo which enjoys views back towards Ross.

Porch

Tiled floor, door to:

Entrance Hall

Radiator, power points, light, stairs to first floor, doors to:

Dining Room/Study 12'1" x 11'5" (3.68m x 3.49m)

UPVC double glazed window to rear, radiator, power points, light, open fireplace with tiled surround and tiled hearth.

Living Room 18'9" x 11'11" (5.72m x 3.63m)

UPVC double glazed window to rear, uPVC double glazed window to front, fireplace with brick built surround and slabbed hearth, wood burning stove, two radiators, TV point, power points, light, door to understairs storage cupboard and door to:

Kitchen 15'9" x 8'10" (4.81m x 2.70m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit, cupboard housing oil-fired boiler, plumbing for washing machine, space for fridge/freezer and space for cooker with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, vertical single radiator, wood effect laminate flooring, power points, light, door to outside.

Landing

UPVC double glazed window to front, radiator, light, access to roof space. Doors to:

Bedroom 1 10'7" x 11'10" max (3.24m x 3.63m max)

UPVC double glazed window to rear, radiator, power points, light, built-in wardrobe.

Bedroom 2 10'3" x 11'5" (3.13m x 3.49m)

UPVC double glazed window to rear, built-in storage cupboard, radiator, power points, light.

Bedroom 3 8'2" x 9'7" (2.49m x 2.92m)

UPVC double glazed window to front, built-in overstairs cupboard, radiator, power points, light.





Bathroom

With panelled bath, pedestal wash hand basin, low-level WC, frosted double glazed window to side, heated towel rail, airing cupboard with hot water cylinder and shelving.

Outside

To the front of the property is a good size lawned garden with pathway leading to the front door and, in turn, to the side of the property where there is a wide paved area and access to the rear. The rear garden comprises an upper area of lawn which extends out to the large gazebo, with steps down to a lower patio and further lawned garden.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band C, £2,024.36 (2024/25)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

SERVICES

Mains water, electricity and drainage are believed to be connected to the property.

TENURE

Freehold

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



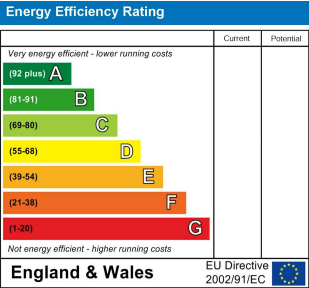
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**RELAX,
YOU ARE IN
SAFE HANDS**

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